

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

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IN RE:

CASE NO.: 23-10870-JKS

Christian G. Monne

CHAPTER 13

Debtor

Judge: John K. Sherwood

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**NOTICE OF APPEARANCE AND REQUEST FOR NOTICE**

**PLEASE TAKE NOTICE** that the undersigned hereby appears in the above-captioned Chapter 13 case on behalf of ServiceMac, LLC as Servicer for Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of MFA 2021-NQM2 Trust, and hereby requests that all notices given or required to be given in these cases, and all papers served or required to be served in these cases, be given to and served upon the following:

**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
Attorneys for ServiceMac, LLC as Servicer for  
Wilmington Savings Fund Society, FSB, not in its  
individual capacity but solely as trustee of MFA 2021-  
NQM2 Trust  
[Bankruptcy@FriedmanVartolo.com](mailto:Bankruptcy@FriedmanVartolo.com)

**PLEASE TAKE FURTHER NOTICE** that the foregoing demand includes all pleadings of any kind including, without limitation, all notices, motions, complaints and orders, whether written or oral, formal or informal, however transmitted, related in any way to the debtor, its property or its estates. The persons listed above request that their names and addresses be added to the mailing matrix.

**PLEASE TAKE FURTHER NOTICE** that neither this Notice of Appearance and Demand for Service of Papers nor any later appearance, pleading, proof of claim, claim, or suit shall constitute a waiver of (i) the right to have final orders in non-core matters entered only after de novo review by a District Judge, (ii) the right to trial by jury in any proceeding triable in this case or any case, controversy, or proceeding related to this case, (iii) the right to have the District Court withdraw the reference in any matter subject to mandatory or discretionary withdrawal, (iv) any objection to the jurisdiction or venue of this Court for any purpose other than with respect to this Notice, (v) an election of remedy, or (vi) any

other right, claim, defense, setoff, or recoupment, in law or in equity, under any agreement, all of which are expressly waived.

Dated: April 3, 2024  
Garden City, New York

By: /s/ Charles Wohlrab  
Charles Wohlrab, Esq.  
**FRIEDMAN VARTOLO LLP**  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
Attorneys for ServiceMac, LLC as Servicer for  
Wilmington Savings Fund Society, FSB, not in its  
individual capacity but solely as trustee of MFA 2021-  
NQM2 Trust  
T: (212) 471-5100  
F: (212) 471-5150  
[Bankruptcy@FriedmanVartolo.com](mailto:Bankruptcy@FriedmanVartolo.com)

UNITED STATES BANKRUPTCY COURTDISTRICT  
OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Charles Wohlrab, Esq.  
Friedman Vartolo LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
Attorneys for ServiceMac, LLC as Servicer for  
Wilmington Savings Fund Society, FSB, not in its  
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Case No.: 23-10870-JKS

Chapter: 13

Hon. Judge: John K. Sherwood

In Re:

Christian G. Monne

Debtor

**CERTIFICATION OF SERVICE**

1. I, Kayla Shofner:

☐ represent \_\_\_\_\_ in this matter.

☒ am the secretary/paralegal for Charles Wohlrab, Esq., who represents  
ServiceMac, LLC in this matter.

2. On April 3, 2024, I sent a copy of the following pleadings and/or documents to the parties listed in  
the chart below.

- Notice of Appearance

3. I certify under penalty of perjury that the above documents were sent using the mode of service  
indicated.

Date: April 3, 2024

/s/ Kayla Shofner  
Signature

Name and Address of Party Served	Relationship of Party to the Case	Mode of Service
Christian G. Monne 39 Graydon Terrace Clifton, NJ 07013	Debtor(s)	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other_____ (as authorized by the court *)
Jamal J Romero Scura, Wigfield, Heyer, Stevens & Cammarota, LLP 1599 Hamburg turnpike Wayne, NJ 07470  David L. Stevens Scura, Wigfield, Heyer & Stevens 1599 Hamburg Turnpike Wayne, NJ 07470	Debtor(s) Attorney	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other_____ (as authorized by the court *)
Marie-Ann Greenberg Chapter 13 Standing Trustee 30 Two Bridges Rd Suite 330 Fairfield, NJ 07004-1550	Bankruptcy Trustee	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) Other_____ (as authorized by the court *)
U.S. Trustee US Dept of Justice Office of the US Trustee One Newark Center Ste 2100 Newark, NJ 07102	U.S. Trustee	<input type="checkbox"/> Hand-delivered <input checked="" type="checkbox"/> Regular mail <input type="checkbox"/> Certified mail/RR <input type="checkbox"/> E-mail <input checked="" type="checkbox"/> Notice of Electronic Filing (NEF) <input type="checkbox"/> Other_____ (as authorized by the court *)